

From: [Damien Pfeiffer](#)
To: [Matthew Todd-Jones](#)
Cc: [Tim Collins](#)
Subject: RE: O'Connell Road, O'Connell - Gateway Review
Date: Wednesday, 17 October 2018 10:29:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Matthew,

Just to confirm the Central West and Orana Regional Plan was official released by the Minister in June 2017, which is before the submission of the planning proposal.

As discussed in the meeting yesterday, condition 1 will allow for a full picture that will address action 28.2 and other strategic matters such;

- inconsistencies with the endorsed Oberon Land Use Strategy (3,4,5 & 7)
- inconsistencies with Ministerial directions (1.2, 1.5 and 5.10).

Condition 1 will also give clarity to existing supply of zoned developed and undeveloped R5 Large Lot residential land supply for the Oberon LGA.

Please call if you need any clarity.

Regards

Damien Pfeiffer
Director Regions, Western
NSW Department of Planning & Environment
188 Macquarie Street | Dubbo NSW 2830
T 02 6841 2186 M 0400 978 105 E damien.pfeiffer@planning.nsw.gov.au



**Planning &
Environment**

Subscribe to the Department's e-news at www.planning.nsw.gov.au/enews
Please consider the environment before printing this email.

From: Matthew Todd-Jones
Sent: Wednesday, 17 October 2018 9:57 AM
To: Damien Pfeiffer <Damien.Pfeiffer@planning.nsw.gov.au>
Cc: Tim Collins <timothy.collins@planning.nsw.gov.au>
Subject: O'Connell Road, O'Connell - Gateway Review

Good morning Damien,

Further to the Department's meeting with the Commission yesterday in relation to the above Gateway Review, the Commission would be grateful if the Department could provide an answer to the following question:

- Action 28.2 of the Central West and Orana Regional Plan 2016 requires that support only

be given to rural residential development where it is supported strategically in a local housing strategy. It is noted that this requirement came into force after the planning proposal had been lodged with Council. Was the planning proposal's inconsistency with this requirement the primary reason for the Department imposing condition 1 requiring the update/addendum to the Oberon Strategy prior to the planning proposal progressing? If not, what were the key issues of concern relating to the strategic merit of the proposal which underpinned this condition?

I would be grateful for this information by close of business Friday 19 October 2018.

Regards,
Matthew

Matthew Todd-Jones | Team Leader

Independent Planning Commission NSW
Level 3, 201 Elizabeth Street SYDNEY NSW 2000

e: Matthew.Todd-Jones@ipcn.nsw.gov.au | p: +61 2 9383 2108 | f: 9383 2133 | www.ipcn.nsw.gov.au



New South Wales Government
Independent Planning Commission

FOLLOW US ON:



Please consider the environment before printing this e-mail.